

# \$680,000 - 217 Ross Avenue, Cochrane

MLS® #A2258907

**\$680,000**

3 Bedroom, 1.00 Bathroom, 1,121 sqft

Residential on 0.34 Acres

East End, Cochrane, Alberta

INRECIBLE OPPORTUNITY || 60' x 247' lot in the heart of Cochrane backing onto the Cochrane Christian Academy school yard. Zoned RM-X this property affords many options for future redevelopment and densification. Cochrane's East End has wide tree-lined streets, great parks and is only a few minutes' walk from downtown shops and services. Built by one of Cochrane's founding families, this original owner property is a once in several generations opportunity to acquire a prime land holding in one of Canada's most vibrant and booming communities. With an exceptional location, mountain views and endless possibilities, this is the real estate holding you have been waiting for.

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258907    |
| Price          | \$680,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,121       |
| Acres          | 0.34        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 217 Ross Avenue   |
| Subdivision | East End          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C1C9            |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |
| # of Garages   | 2          |

## Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | See Remarks      |
| Appliances        | None             |
| Heating           | Forced Air, None |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | None                                                      |
| Lot Description   | Backs on to Park/Green Space, City Lot, Lawn, See Remarks |
| Roof              | Asphalt Shingle                                           |
| Construction      | Aluminum Siding                                           |
| Foundation        | Block                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 44                   |
| Zoning         | R-MX                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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